

Official

HOOKSETT ZONING BOARD OF ADJUSTMENT

Tuesday, January 14, 2014

HOOKSETT MUNICIPAL BUILDING

CALL TO ORDER

Chair Chris Pearson called the meeting to order at 6:33 pm.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Michael Simoneau, Gerald Hyde, Roger Duhaime, Chris Pearson, and James Levesque, Council Rep.

EXCUSED: Don Pare, Phil Denbow, Richard Bairam, and Jackie Roy

STAFF: Matthew Lavoie, Code Enforcement Officer

APPROVAL OF MINUTES

December 10, 2013 Regular Meeting – *R. Duhaime moved to approve the December 10, 2013 regular meeting minutes. Seconded by G. Hyde. Motion carried unanimously.*

CONTINUED PUBLIC HEARINGS

BRIDGE BAY, LLC **Case #13-17**
99 Mammoth Road Map 41, Lot 36
HDR

Note: Special Exception for wetland impact was granted on August 8, 2006 for 9,967 SF, but plan indicated 5,498 SF, 325 SF of which was temporary. A Special Exception is requested from Article 18, Section E of the Zoning Ordinance to permit construction of a single 21-unit, three story, multi-family, residential building instead of the previously proposed 2-12 unit buildings. The site contains separate, existing, 12-unit, three story, multi-family, residential building. The proposed building will reduce wetland impacts from 5,498 SF to 5,173 SF and reduce buffer impact by placing all parking around proposed building.

C. Pearson: Do you have anything to update us on? You read your application into record, we went and did the site walk. That has not changed from what we saw, correct?

John Cronin (Cronin, Bisson & Zalinsky, P.C.): I was not present at the site walk. I believe there were a couple of things raised that I would like to address to your satisfaction.

Jennifer McCourt (McCourt Engineering): I don't think there were any issues.

C. Pearson: I think whatever questions we had were satisfied.

M. Simoneau: We got the update from Matt.

J. McCourt: You should have letters from both Conservation Commission and Planning Board.

C. Pearson: We got Planning Board, we do not have Conservation Commission.

J. McCourt: It is in their minutes.

M. Lavoie: I got confirmation from the sitting Chair of Conservation. I did not get a letter, I just got an email.

J. McCourt: It is in their posted minutes on the town website that they had no objections.

Open public hearing

No Comments.

Close public hearing

R. Duhaime: There will not be any increased runoff?

J. McCourt: Correct. We will have to meet both New Hampshire DES Alteration of Terrain and Hooksett site plan regulations which are very strict about the amount of volume run-off from the site.

G. Hyde motioned that we grant the special exception from Article 18, Section E of the Zoning Ordinance for a total proposed wetland impact of 5,173 SF for Case #13-17, 99 Mammoth Road, Map 41, Lot 36. Seconded by M. Simoneau. Motion carried unanimously.

G. Hyde motioned to adjourn. Seconded by M. Simoneau. Motion carried unanimously.

ADJOURNMENT

The meeting adjourned at 6:40 pm.

Respectfully submitted by,

AnnMarie White
Recording Clerk

